



# UPPER MANHATTAN MARKET REPORT

JULY 2024

INVESTMENT PROPERTY REALTY GROUP

## UPPER MANHATTAN JULY 2024 COMPLETE MARKET METRICS

### 13

TRANSACTIONS SOLD

### \$91.56M

\$ VOLUME SOLD

### 422

UNITS SOLD

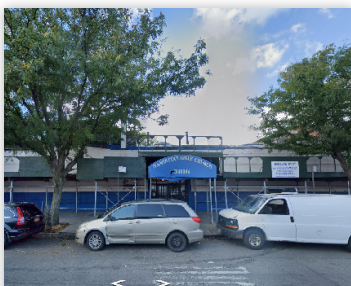
### 66,225

BUILDABLE SF SOLD



	ADDRESS	PRICE	NEIGHBORHOOD	ASSET TYPE	UNITS
1	3816 9th Avenue	\$15,800,000	Inwood	Development	0
2	725 West 184th St	\$14,000,000	Washington Heights	Multi-Family	78
3	66 Saint Nicholas Place	\$11,600,000	Harlem	Multi-Family	85
4	110 Bennett Avenue	\$10,400,000	Washington Heights	Multi-Family	53
5	75 Saint Nicholas Place	\$10,100,000	Harlem	Multi-Family	61
6	1 Wadsworth Terrace	\$8,000,000	Washington Heights	Development	0
7	76 Saint Nicholas Place	\$4,400,000	Harlem	Multi-Family	31
8	853 Saint Nicholas Avenue	\$4,300,000	Harlem	Multi-Family	24
9	248 Wadsworth Avenue	\$3,937,849	Washington Heights	Multi-Family	26
10	610 West 204th Street	\$3,800,000	Inwood	Multi-Family	48

SELECT SALES ACTIVITY ABOVE



3816 9TH AVE



725 WEST 184TH ST



66 SAINT NICHOLAS PL



110 BENNETT AVE

# UPPER MANHATTAN

## JULY 2024 MARKET ANALYSIS

Transactions between **\$1,000,000 - \$50,000,000** from **MAY 1, 2024 - MAY 31, 2024**

**Zip Codes:** 10025, 10026, 10027, 10029, 10030, 10031, 10032, 10033, 10034, 10035, 10037, 10039, 10040, 10044

**Neighborhoods:** Astor Row, Central Harlem, East Harlem, Fort George, Hamilton Heights, Harlem, Hudson Heights, Inwood, Le Petit Senegal, Manhattanville, Marcus Garvey Park, Morningside Heights, St. Nicholas Historic District, Sugar Hill, Upper Manhattan, Washington Heights, & West Harlem

### MONTH OVER MONTH

COMPARED TO JUNE 2024

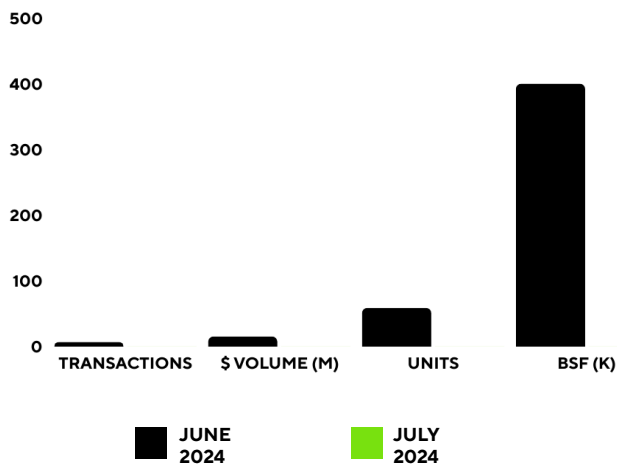
	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JUNE 2024</b>	7	\$15,488,500	59	400,383
<b>JULY 2024</b>	0	\$0	0	0
<b>% of CHANGE</b>	↓ -100% MoM	↓ -100% MoM	↓ -100% MoM	↓ -100% MoM

### YEAR OVER YEAR

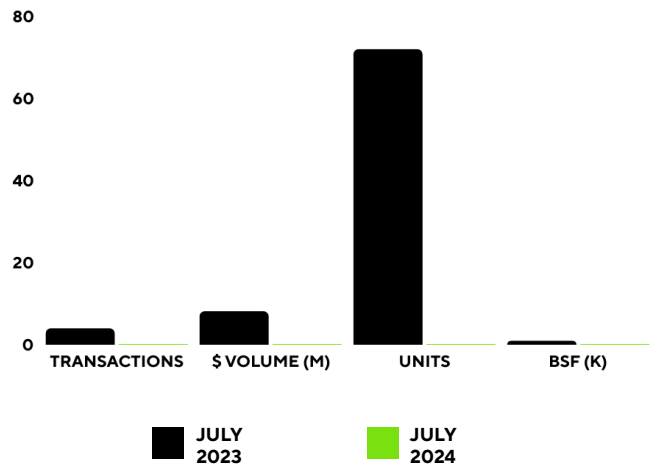
COMPARED TO JULY 2023

	# OF TRANSACTIONS	DOLLAR VOLUME	# OF UNITS	BSF SOLD
<b>JULY 2023</b>	4	\$8,175,000	72	0
<b>JULY 2024</b>	0	\$0	0	0
<b>% of CHANGE</b>	↓ -100% YoY	↓ -100% YoY	↓ -100% YoY	N/A YoY

MONTH OVER MONTH



YEAR OVER YEAR



## Contact the Upper Manhattan Team for More Information

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# IPRG

## UPPER MANHATTAN JULY 2024 REPORT

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